

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
SW/S Denton Avenue, 975' SE of	* ZONING COMMISSIONER
the c/l of North Point Road	* OF BALTIMORE COUNTY
(7831 Denton Avenue)	* Case No. 96-285-X
15th Election District	*
7th Councilmanic District	
Walter G. Gietka, et ux	
Petitioners	

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as 7831 Denton Avenue, located in the vicinity of North Point Road on Shallow Creek in Fort Howard. The Petition was filed by the owners of the property, Walter G. and Charmiel Gietka, through their attorney, Norman R. Stone, Jr., Esquire. The Petitioners seek relief, pursuant to Section 1B01.1.C.7.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a Fishing and Shellfishing facility, Shoreline, Class 1 on the subject property in accordance with Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Walter G. Gietka, property owner, Clyde Hinkle, a land use consultant with Bafitis and Associates, Inc., and Norman R. Stone, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.315 acres, more or less, zoned D.R. 5.5 and is improved with a one-story frame dwelling and several accessory sheds. The property is a waterfront lot which fronts Shallow Creek in Fort Howard. Testimony indicated that the Petitioners have owned the property for many years. Although employed full-time with the Bethlehem Steel Corporation, Mr. Gietke runs a crabbing/fishing operation from the property. Testimony indicated that

ORDER RECEIVED FOR FILING

Date 3/6/96

By [Signature]

*[Handwritten signature/initials]*

the Petitioner's son and other members of his family assist in the operation of the business. The Petitioners have filed the instant Petition to legitimize this business from a zoning perspective.

An examination of the site plan shows that the property features a wooden pier which reaches into Shallow Creek. An area near the bulkhead has been established as a storage location for the Petitioners' crab pots and other materials used in connection with the crabbing/fishing operation. Testimony indicated that Mr. Gietke owns approximately 600 crab pots and two boats and that there are few, if any, deliveries to the site. Moreover, the catch is delivered to regular customers which he has had for many years and thus, there is no vehicular traffic caused by the business.

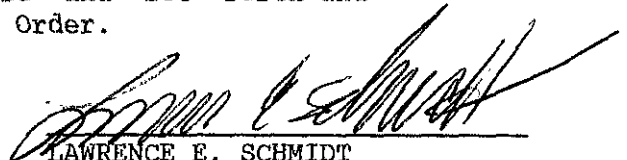
Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the relief requested should be granted. It is clear that the Petitioners' business does not cause any detriment to the health, safety or general welfare of the surrounding locale. In this respect, it is to be noted that similar businesses of this type are located on Denton Avenue within close proximity of the subject property. Moreover, a Petition of support signed by many of the Petitioners' neighbors was submitted at the hearing. The fact that the business has been in operation for many years and that no Protestants or other interested persons appeared at the hearing is also significant. It is clear that the operation of this business has not had a detrimental effect upon the surrounding properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the special exception relief should be granted.

ORDER RECEIVED FOR FILING  
Date 3/19/76  
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 1996 that the Petition for Special Exception seeking relief, pursuant to Section 1B01.1.C.7.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a Fishing and Shellfishing facility, Shoreline, Class 1 on the subject property in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that a 30-day appeal period runs from the date of this Order. If, for whatever reason, an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) with respect to the applicability of Critical Areas legislation to mitigate any effects this operation may have on the Chesapeake Bay.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

3/6/96

By



282



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

7831 Denton Avenue

which is presently zoned

DR - 5.5

96-285-X

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Fishing and Shellfishing Facility, Shoreline, Class 1 (Sect 101, BCZR),

(Sect. 1B01.1C.7a BCZR)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Walter G. Gietka

(Type or Print Name)

Signature

Signature

Address

Charmiel Gietka

(Type or Print Name)

City

State

Zipcode

Signature

7831 Denton Avenue

410-388-1798

Address

Phone No.

Baltimore

Md.

21219

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Bafitis & Assoc., Inc. (C.F. Hinkle)

Name

1249 Engleberth Road

391-2336

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Attorney for Petitioner:

Norman R. Stone, Jr.

(Type or Print Name)

Signature

540 Dundalk Ave.

410-633-8100

Address

Phone No.

Baltimore

Md.

21224

City

State

Zipcode

DROP-OFF  
NO REVIEW

1/23/96

ACR

ORDER RECEIVED FOR FILING

Date



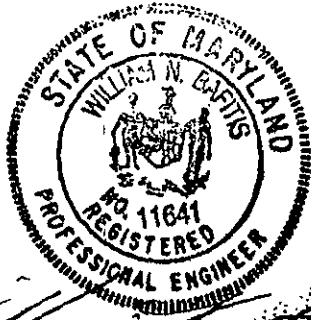
unavailable for Hearing


ZONING DESCRIPTION  
FOR 7831 DENTON ROAD

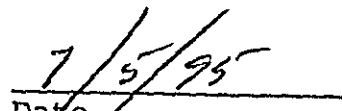
282

96-285-X

Beginning at a point on the South/side of Denton Road, 40 feet wide, at the distance of 975 feet West of the center line of North Point Road, 50 ft wide. Thense North 35 -52'-31" West 9.30 feet, South 70 -17'-33" East 47.25 feet, South 48 -29'-21" West 261.88 feet, North 85 -28'-15" West 68.79 feet and North 48 -15'-37" East 287.80 feet to the point of beginning. Being Lot 17, in the subdivision of OLeary Plat, Part 2, which is recorded in Baltimore County Plat Book WPC 7, Folio 140 containing 13, 525 square feet or 0.315 Acres more or less. Being known as 7831 Denton Road and located in the 15th Election District, 7th Councilmanic District, Baltimore County, Maryland.



  
William Bafitis, P.E. Md. Reg. #11641

  
Date 7/5/95

CERTIFICATE OF POSTING 96-2835-X  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15

Posted for: Special Inspection

Date of Posting 2/20/96

Petitioner: Justice

Location of property: 7831 Denton Ave

Location of Signer: 414 Rear York Freestings Dr Denton Ave

Remarks:

Posted by

Signature

Date of return:

Number of Signs:

NOTED



**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-285-X  
(Item 282)

7831 Denton Avenue  
SWS Denton Avenue, 975 SE  
of North Point, also fronts  
on Shadow Creek

15th Election District  
7th Precinct

Legal Name(s)  
Walter G. Gaskin and Charmel  
Gaskin

Special Exception: An fishing and shooting facility, shoreline Class 1.  
Hearing: Monday, March 4,  
1996 at 9:00 a.m. in Rm. 118,  
Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible for  
special accommodations  
Please Call 867-3353.  
(2) For information concern  
ing the file and/or Hearing,  
Please Call 867-3381.

2/21/96 Feb. 15. C32101

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Feb. 16, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 15, 1996.

**THE JEFFERSONIAN,**

*A. Hennessey*

**LEGAL AD. - TOWSON**

Monday

Only

MICROFILMED



*Fr Howard*  
*3/24/96 5:00*

Post by: 2/18/96

CASE NUMBER: 96-285-X (Item 282)

7831 Denton Avenue  
SW/S Denton Avenue, 975' SE of c/l North Point; also fronts on Shallow

Creek  
15th Election District - 7th Councilmanic  
Legal Owner: Water G. Gietka and Charmiel Gietka

Special Exception for fishing and shellfishing facility, shoreline,  
Class 1.

HEARING: MONDAY, MARCH 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

-----

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

*DROP-OFF NO REV.*  
No. *11 007*  
*ITEM 282*

DATE *1-22-96* ACCOUNT *R-001-615-000*

*96-285-X*  
AMOUNT \$ *335.00*

RECEIVED *GIETKA*  
FROM:

*050 - Special Ex. - 300 - ITEM #*  
*050 - Sign - 35 - TAKEN*

FOR:

*MICROFILM* 6150000102MICHRD \$335.00  
EX 0012:20FNU1-23-96

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 282 Petitioner: Walter G. Giatka

Location: 7831 Denton Ave.

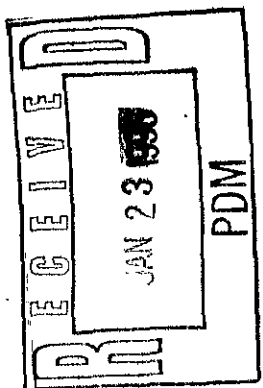
PLEASE FORWARD ADVERTISING BILL TO:

NAME: Walter G. Giatka

ADDRESS: 7831 Denton Ave.

Baltimore, Md. 21219

PHONE NUMBER: (410) 388-1298



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_

square feet \_\_\_\_\_

SEWER: ☐

☐ public ☐ private

WATER: ☐

☐ yes ☐ no

Chesapeake Bay Critical Area: ☐

☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



North

Vicinity Map

scale: 1"=1000'



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-285-X (Item 282)  
7831 Denton Avenue  
SW/S Denton Avenue, 975' SE of c/l North Point; also fronts on Shallow Creek  
15th Election District - 7th Councilmanic  
Legal Owner: Water G. Gietka and Charmiel Gietka

Special Exception for fishing and shellfishing facility, shoreline, Class 1.

HEARING: MONDAY, MARCH 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Walter and Charmiel Gietka  
Bafitis & Assoc., Inc.  
Norman R. Stone, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-285-X (Item 282)

7831 Denton Avenue

SW/S Denton Avenue, 975' SE of c/l North Point; also fronts on Shallow Creek  
15th Election District - 7th Councilmanic

Legal Owner: Water G. Gietka and Charmiel Gietka

Special Exception for fishing and shellfishing facility, shoreline, Class 1.

HEARING: MONDAY, MARCH 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Walter and Charmiel Gietka  
Bafitis & Assoc., Inc.  
Norman R. Stone, Jr.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 13, 1996

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, MD 21224

RE: Item No.: 282  
Case No.: 96-285-X  
Petitioner: W. G. Gietka

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: February 2, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,  
275, 277, 278, 279, 281, (282) and 285

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Edryl L. Kerns*

PK/JL



SPOKE WITH WNER  
2/21/96. PLEASE CHANGE

COMMENT OF 2/8/96 TO  
ATTACHED.

Hea 10  
5/4 2/25

LT. RP. Sauerwald

LT. RP. SAUERWALD  
F.M.O.

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 02/21/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: WALTER G. GIETKA & CHARMIEL GIETKA

Location: SW/S DENTON AVE. 975' SE OF CENTERLINE NORTH POINT RD.  
ALSO FRONTS ON SHALLOWCREEK (7831 DENTON AVE.)

Item No.: 282

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

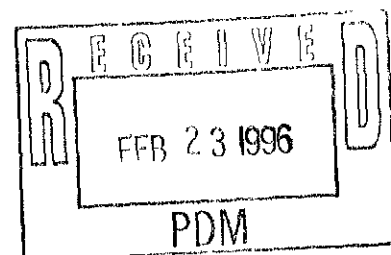
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

RECEIVED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

*2-6-96*

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. *202 (WCR)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director February 7, 1996  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #282 - Gietka Property  
7831 Denton Avenue  
Zoning Advisory Committee Meeting of February 5, 1996

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

JLP:SA:sp

GIETKA/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Feb. 12, 1996  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for February 12, 1996  
Item No. 282

The Development Plans Review Division has reviewed the subject zoning item. Denton Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 40-foot right-of-way. Show the future 40-foot right-of-way on the plan.

RWB:sw

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 31, 1996

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, MD 21224

RE: Preliminary Petition Review (Item #282)  
Legal Owner: Walter & Charmiel Gietka  
7831 Denton Avenue  
15th Election District

Dear Mr. Stone:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jun R. Fernando".

Jun R. Fernando  
Planning & Zoning Associate III  
Zoning Review

JRF:scj

Enclosure (receipt)

c: Zoning Commissioner



RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
7831 Denton Avenue, SW/S Denton Avenue, \*  
975' SE of c/l North Point; also fronts \* ZONING COMMISSIONER  
on Shallow Creek, 15th Election District, \* OF BALTIMORE COUNTY  
7th Councilmanic \*  
Walter and Charmiel Gietka \* CASE NO. 96-285-X  
Petitioners \*  
\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

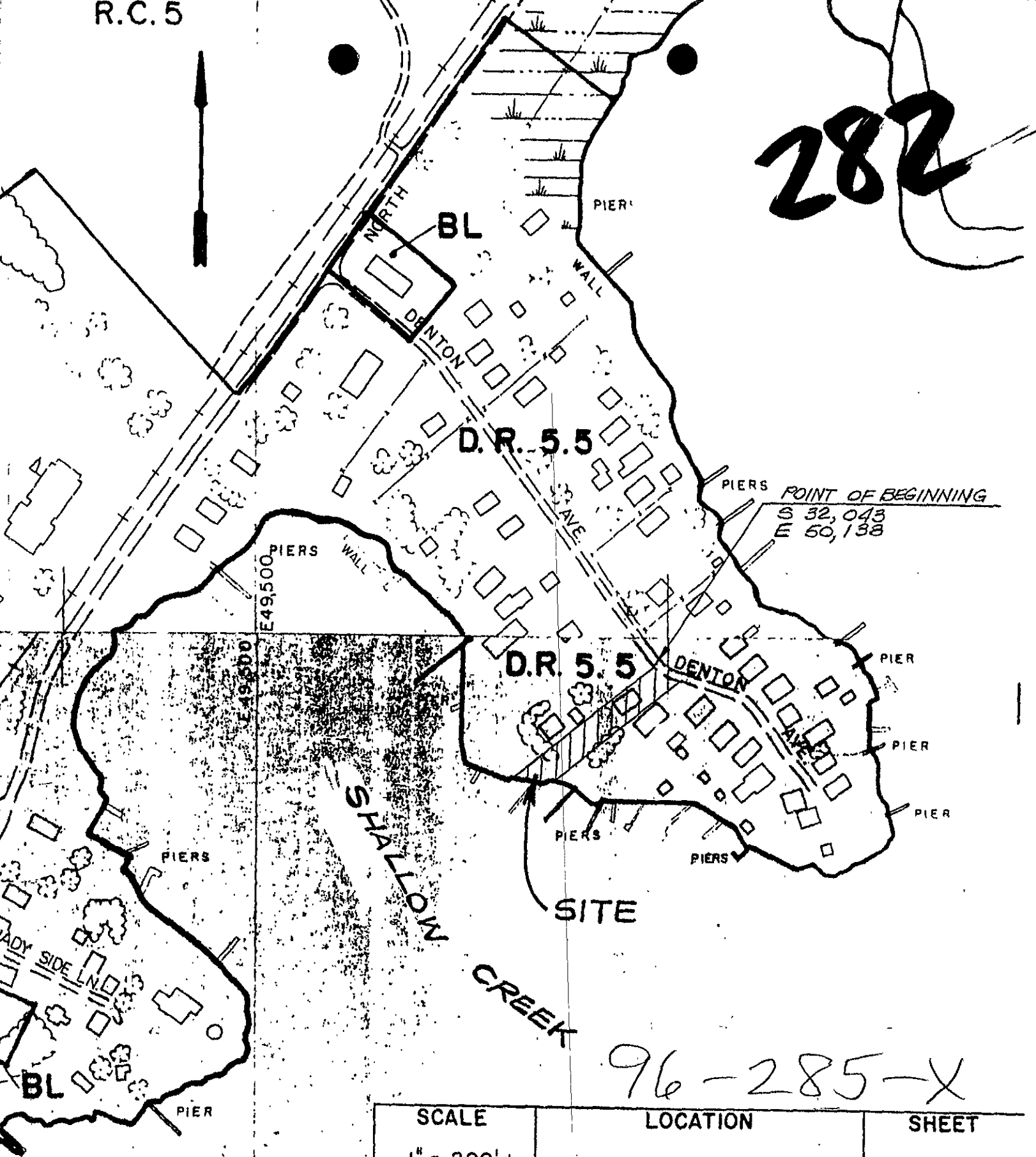
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Jr., Esquire, 540 Dundalk Avenue, Baltimore, MD 21224, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

R.C. 5

282



96-285-X

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S. E.
DATE OF PHOTOGRAPHY	FORT HOWARD	8-I
JANUARY 1986	7831 DENTON AVENUE	9-I
	ZONING	



282

SITE

SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

MICROFILMED

FORT HOWARD  
7831 DENTON ROAD  
AERIAL PHOTO

96-285-X

SHEET

S.E.  
9-1 1/2  
8-1

WE, THE RESIDENTS AND OWNERS ADJACENT TO  
7831 DENTON AVE, do NOT object TO THE RE-ZONING of  
7831 DENTON for the purpose of HARVESTING CRABS AND  
fish.

James R. Glunert	7834 DENTON AVE
<del>James R. Burmeister</del> Sr.	7833 Denton Ave. 21219
J. A. Speece	7829 Denton Ave 21219
Margeline F. Carter	7825 Denton Ave. 21219
Marie Coxon	7823 Denton Ave. 21219
Charles A. Clark	7823 DENTON AVE 21219
Rose Ann Speece	7829 Denton ave 21219

Pet. No 2

287

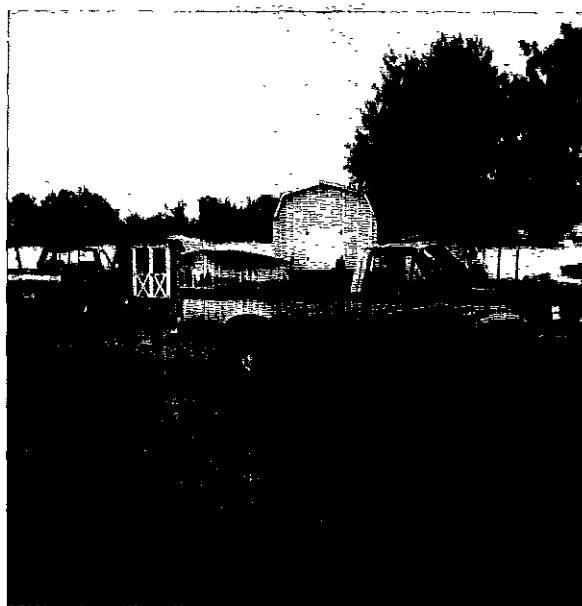
76-285-X



REAR YARD



REAR YARD



REAR YARD

7831 DENTON AVENUE

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 6, 1996

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, Maryland 21224

RE: PETITION FOR SPECIAL EXCEPTION  
SW/S Denton Avenue, 975' SE of the c/l of North Point Road  
(7831 Denton Avenue)  
15th Election District - 7th Councilmanic District  
Walter G. Gietka, et ux - Petitioners  
Case No. 96-285-X

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Walter G. Gietka  
7831 Denton Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File





IN RE: PETITION FOR SPECIAL EXCEPTION  
SW/4 Denton Avenue, 975' SE of  
the c/l of North Point Road  
(7831 Denton Avenue)  
15th Election District  
7th Councilmanic District  
Walter G. Gietka, et ux  
Petitioners

BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-285-X

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as 7831 Denton Avenue, located in the vicinity of North Point Road on Shallow Creek in Fort Howard. The Petition was filed by the owners of the property, Walter G. and Charmiel Gietka, through their attorney, Norman R. Stone, Jr., Esquire. The Petitioners seek relief, pursuant to Section 1801.1.C.7.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a Fishing and Shellfishing Facility, Shoreline, Class 1 on the subject property in accordance with Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Walter G. Gietka, property owner, Clyde Hinkle, a land use consultant with Bafitis and Associates, Inc., and Norman R. Stone, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.315 acres, more or less, zoned D.R. 5.5 and is improved with a one-story frame dwelling and several accessory sheds. The property is a waterfront lot which fronts Shallow Creek in Fort Howard. Testimony indicated that the Petitioners have owned the property for many years. Although employed full-time with the Bethlehem Steel Corporation, Mr. Gietka runs a crabbing/fishing operation from the property. Testimony indicated that

the Petitioner's son and other members of his family assist in the operation of the business. The Petitioners have filed the instant Petition to legitimize this business from a zoning perspective.

An examination of the site plan shows that the property features a wooden pier which reaches into Shallow Creek. An area near the bulkhead has been established as a storage location for the Petitioners' crab pots and other materials used in connection with the crabbing/fishing operation. Testimony indicated that Mr. Gietka owns approximately 600 crab pots and two boats and that there are few, if any, deliveries to the site. Moreover, the catch is delivered to regular customers which he has had for many years and thus, there is no vehicular traffic caused by the business.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the relief requested should be granted. It is clear that the Petitioners' business does not cause any detriment to the health, safety or general welfare of the surrounding locale. In this respect, it is to be noted that similar businesses of this type are located on Denton Avenue within close proximity of the subject property. Moreover, a Petition of support signed by many of the Petitioners' neighbors was submitted at the hearing. The fact that the business has been in operation for many years and that no Protestants or other interested persons appeared at the hearing is also significant. It is clear that the operation of this business has not had a detrimental effect upon the surrounding properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the special exception relief should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of March, 1996 that the Petition for Special Exception seeking relief, pursuant to Section 1801.1.C.7.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a Fishing and Shellfishing Facility, Shoreline, Class 1 on the subject property in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that a 30-day appeal period runs from the date of this Order. If, for whatever reason, an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) with respect to the applicability of Critical Areas legislation to mitigate any effects this operation may have on the Chesapeake Bay.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

March 6, 1996

(410) 887-4386

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, Maryland 21224

RE: PETITION FOR SPECIAL EXCEPTION  
SW/4 Denton Avenue, 975' SE of the c/l of North Point Road  
(7831 Denton Avenue)  
15th Election District - 7th Councilmanic District  
Walter G. Gietka, et ux - Petitioners  
Case No. 96-285-X

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Walter G. Gietka  
7831 Denton Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case file

ORDER RECEIVED FOR FILING

Date 3/16/96  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/16/96  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/16/96  
By [Signature]

- 3 -



## Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 7831 Denton Avenue  
which is presently zoned DR - 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

Fishing and Shellfishing Facility, Shoreline, Class 1 (Sect 101, BCCR),  
(Sect. 1801.1C.7a BCCR)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser's Name  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Legal Owner(s)  
Walter G. Gietka  
(Type or Print Name)  
Signature  
Charmiel Gietka  
(Type or Print Name)  
Signature

7831 Denton Avenue 410-388-1798  
Address Phone No.

Baltimore Md. 21219  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Bafitis & Assoc., Inc. (C.F. Hinkle)  
Name

1209 Englehardt Road 391-2336  
Address Phone No.

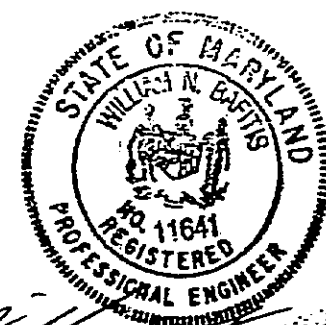
OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING  
minutes for Hearing

Date Following Date: Next Two Months

Reviewed by: DATE

### ZONING DESCRIPTION FOR 7831 DENTON ROAD

Beginning at a point on the South/side of Denton Road, 40 feet wide, at the distance of 975 feet West of the center line of North Point Road, 50 ft wide. Thence North 35°-52'-31" West 9.30 feet, South 70°-17'-33" East 47.25 feet, South 48°-29'-21" West 261.88 feet, North 85°-28'-15" West 68.79 feet and North 48°-15'-37" East 287.80 feet to the point of beginning. Being lot 17, in the subdivision of O'Leary Plat, Part 2, which is recorded in Baltimore County Plat Book WPC 7, Folio 140 containing 13, 525 square feet or 0.315 Acres more or less. Being known as 7831 Denton Road and located in the 15th Election District, 7th Councilmanic District, Baltimore County, Maryland.



William Bafitis, P.E. Md. Reg. #11641

Date 3/16/96

#### NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners and the Zoning Regulations of Baltimore County, will hold a public hearing on the subject of a Special Exception to the Zoning Regulations of Baltimore County, to use the herein described property for:

Case No. 96-285-X  
(Item 262)  
7831 Denton Avenue  
SW/4 Denton Avenue, 975' SE of c/l of North Point Road, 50 ft wide  
15th Election District, 7th Councilmanic District  
Legal Owner: Walter G. Gietka and Charmiel Gietka

### CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 16, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 15, 1996.

THE JEFFERSONIAN,

A. Hemminger  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 1-22-96 ACCOUNT B-001-615-000  
96-285-X  
AMOUNT \$ 335.00

RECEIVED FROM: Gietka  
050 - Special Ex. - 300 - ITEM #  
050 - Sign - 35 - TAKEN

01A00H0102MICHCRC  
BA 0012-20PH01-23-96 \$335.00

VALIDATION OR SIGNATURE OF CARRIER





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

## PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

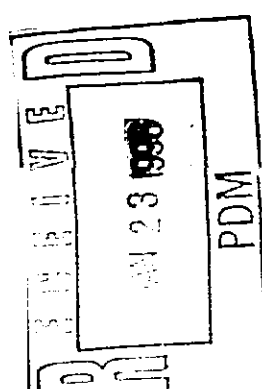
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 282 Petitioner: Walter G. Gietka  
Location: 7831 Denton Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Walter G. Gietka  
ADDRESS: 7831 Denton Ave.  
Baltimore, Md. 21219  
PHONE NUMBER: (410) 355-1295



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 12, 1996

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-285-X (Item 282)  
7831 Denton Avenue  
SW/S Denton Avenue, 975' SE of c/l North Point; also fronts on Shallow Creek  
15th Election District - 7th Councilmanic  
Legal Owner: Walter G. Gietka and Charmiel Gietka

Special Exception for fishing and shellfishing facility, shoreline, Class 1.

HEARING: MONDAY, MARCH 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Walter and Charmiel Gietka  
Bafitis & Assoc., Inc.  
Norman R. Stone, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 12, 1996

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-285-X (Item 282)  
7831 Denton Avenue  
SW/S Denton Avenue, 975' SE of c/l North Point; also fronts on Shallow Creek  
15th Election District - 7th Councilmanic  
Legal Owner: Walter G. Gietka and Charmiel Gietka

Special Exception for fishing and shellfishing facility, shoreline, Class 1.

HEARING: MONDAY, MARCH 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Walter and Charmiel Gietka  
Bafitis & Assoc., Inc.  
Norman R. Stone, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 13, 1996

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, MD 21224

RE: Item No.: 282  
Case No.: 96-285-X  
Petitioner: W. G. Gietka

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/21/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: WALTER G. GIETKA & CHARMIEL GIETKA  
Location: SW/S DENTON AVE. 975' SE OF CENTERLINE NORTH POINT RD.  
ALSO FRONTS ON SHALLOWCREEK (7831 DENTON AVE.)

Item No.: 282 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

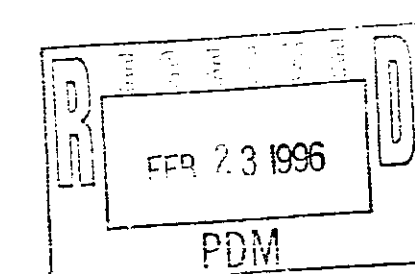
cc: File

Printed with Soybean Ink  
on Recycled Paper

3 POKE WITH WNER  
2/21/96. PLEASE CHANGE

COMMENT OF 2/18/96 TO  
ATTACHED.

LT. R. P. SAUERWALD  
LT. R. P. SAUERWALD



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 282 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: February 2, 1996  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,  
275, 277, 278, 279, 281, 282 and 285  
If there should be any further questions or if this office can provide additional  
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Edy L. Kerma

PK/JL

ITEM273/P20NE/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: February 7, 1996  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #282 - Gietka Property  
7831 Denton Avenue  
Zoning Advisory Committee Meeting of February 5, 1996

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical  
Area Regulations (Sections 26-436 through 26-461, and other Sections, of the  
Baltimore County Code).

JLP:SA:sp

GIETKA/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 12, 1996  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for February 12, 1996  
Item No. 282

The Development Plans Review Division has reviewed the subject zoning item. Denton Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 40-foot right-of-way. Show the future 40-foot right-of-way on the plan.

RWB:ew



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 31, 1996

Norman R. Stone, Jr., Esquire  
540 Dundalk Avenue  
Baltimore, MD 21224

RE: Preliminary Petition Review (Item #282)  
Legal Owner: Walter & Charmel Gietka  
7831 Denton Avenue  
15th Election District

Dear Mr. Stone:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

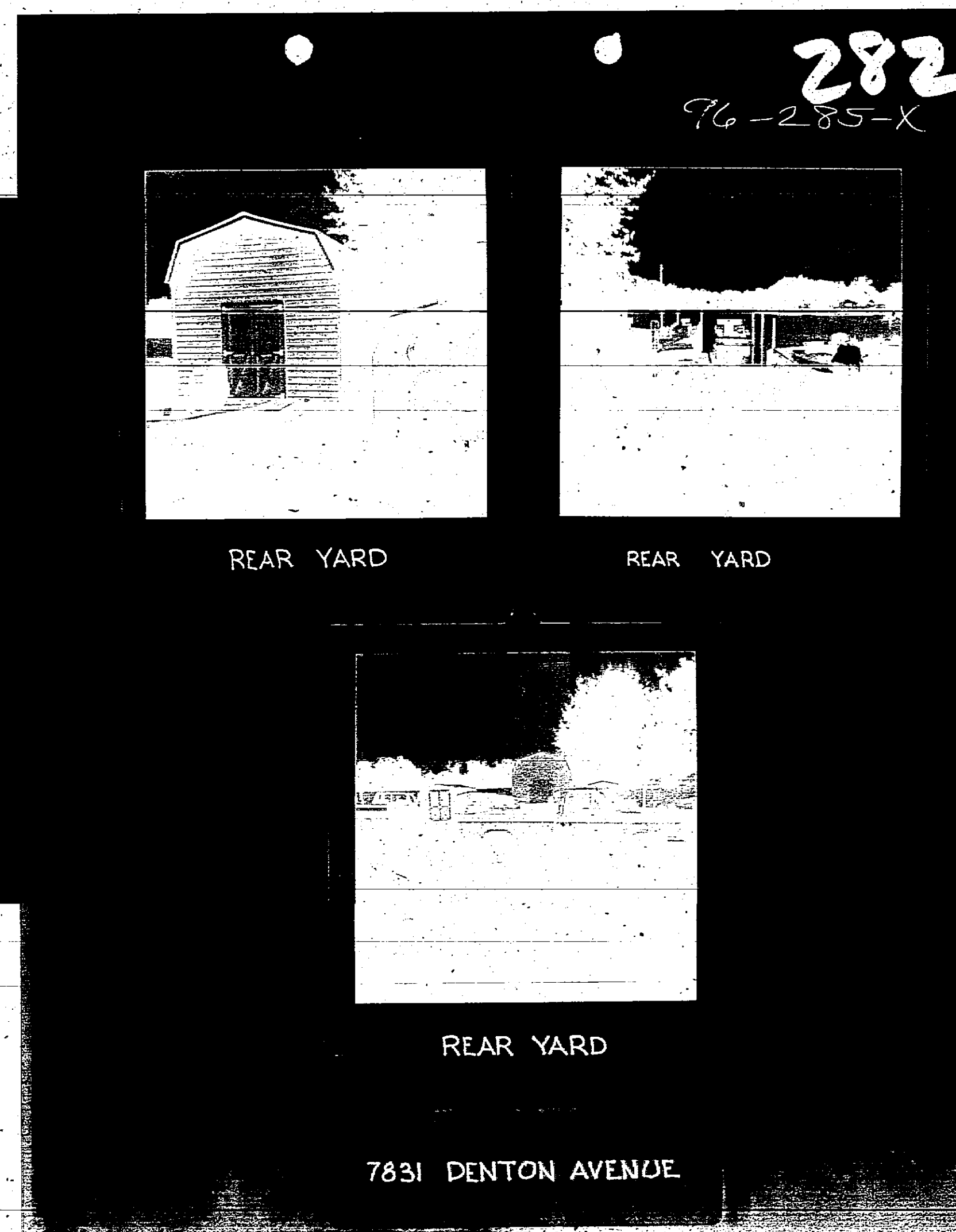
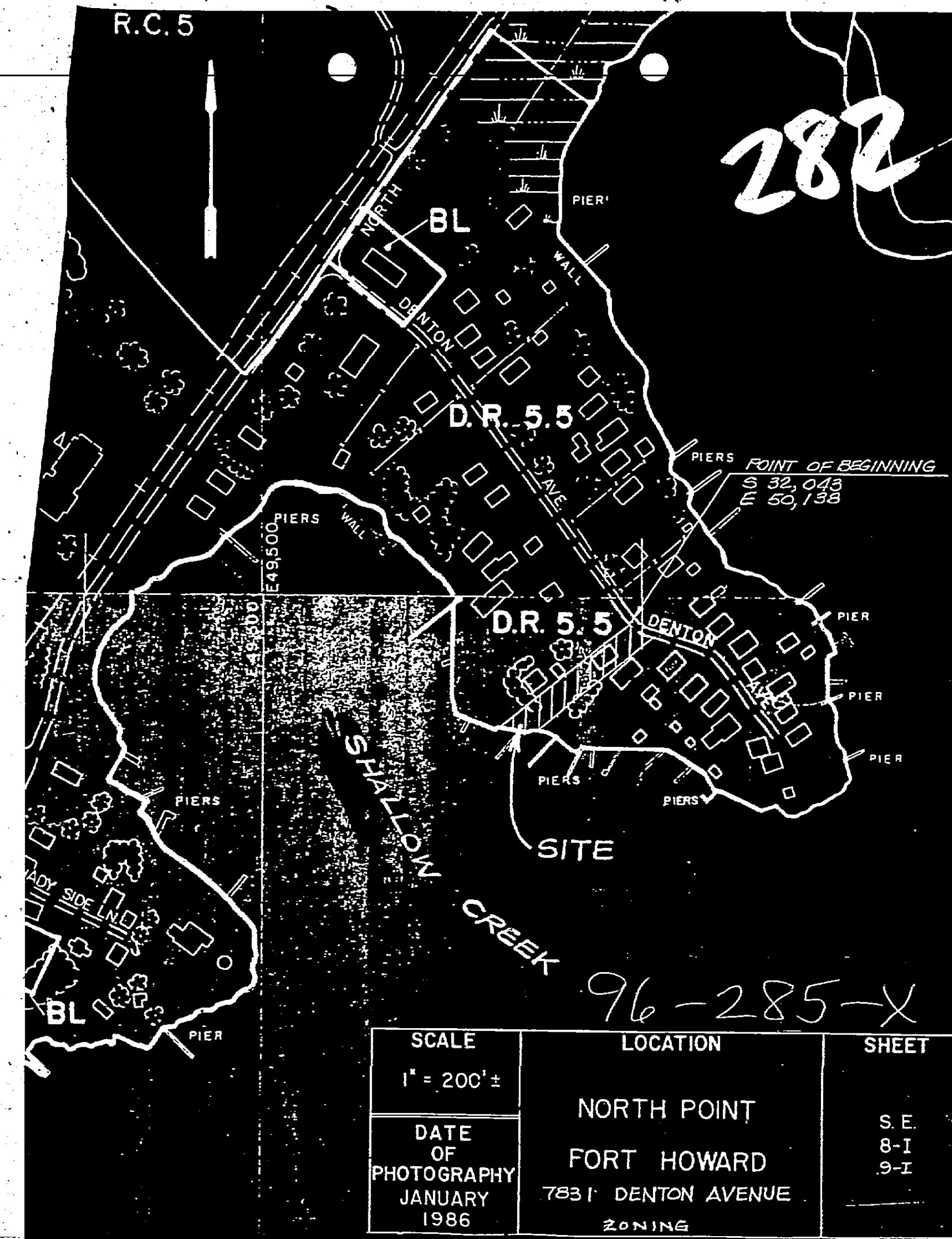
*Jun R. Fernando*  
Jun R. Fernando  
Planning & Zoning Associate III  
Zoning Review

JRF:scj

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink  
on Recycled Paper



ZONING COMMISSIONER

MARCH 2, 1996

We, the residents and owners ADJACENT TO 7831 DENTON AVE, do NOT object to the re-zoning of 7831 DENTON for the purpose of harvesting crabs and fish.

James R. Blumenthal 7834 DENTON AVE  
Robert R. Burmeister 7833 Denton Ave. 21219  
J. A. Speece 7829 Denton Ave. 21219  
Marlene F. Carter 7845 Denton Ave. 21219  
Marie Copon 7823 Denton Ave. 21219  
Chad A. Clark 7823 DENTON AVE 21219  
Rouven Speece 7829 Denton Ave 21219

Pet. No 2

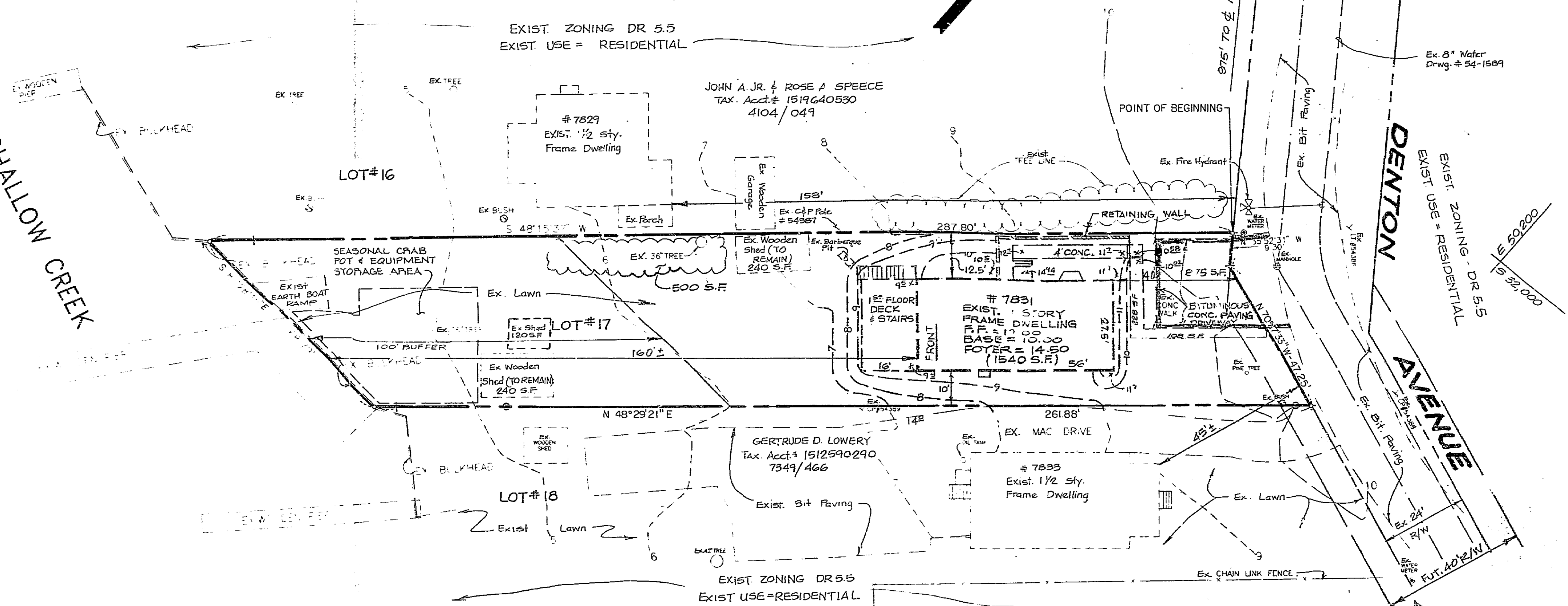






E 29,800  
S 32,200

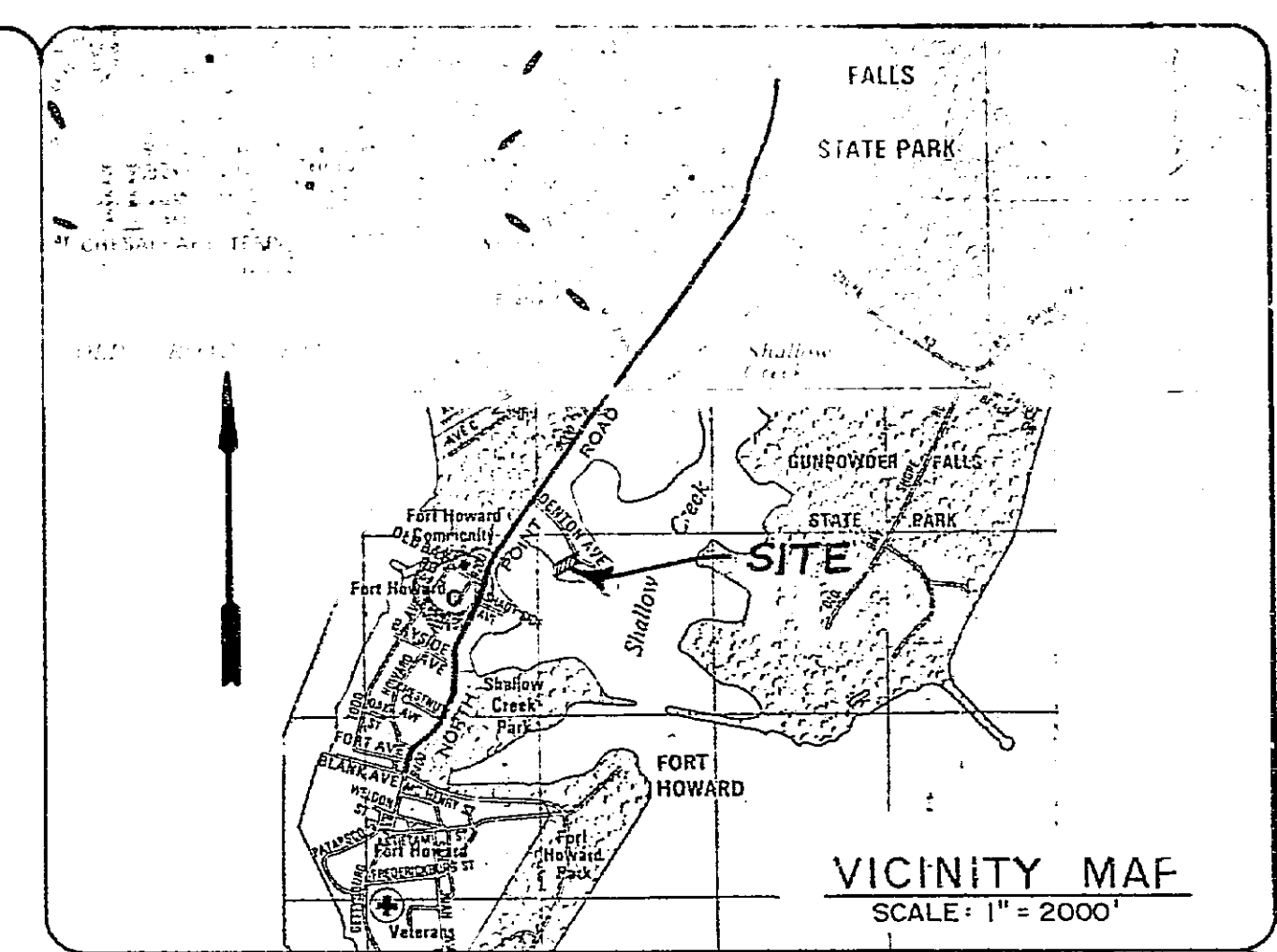
SHALLOW CREEK



- LEGEND**
- EX. CONTOURS
  - EX. RIGHT OF WAY LINE
  - EX. WATER
  - EX. SANITARY
  - EX. BOUNDARY LINE

- Notes**
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (L.D.A.).
  - This site is situated within tidal flood zone A-9 and B, Sec. Baltimore County Flood Map A.S.E. Flood Elev. 9.0

- ZONING NOTES**
- There have been no previous zoning hearings for this site.
  - Petition for an administrative variance was granted 8/16/95 to permit construction of a residential dwelling on a undersized lot. Section 304.2 BCZR to permit a lot width of 50' in lieu of the required 55' Sect. 1B02.3C1
  - Proposed Uses: Residential (Owner/Operator) Fishing and Shellfishing Facility, Shoreline, Class 1
  - Owner maintains a license under provisions of Title 4, of the Natural Resources Article of The Annotated Code of Maryland, as related to fishing and shellfishing.
  - The owner's operation will not accommodate more than two commercial fishing boats of 45 feet or less in length.
  - Crab traps and other fishing and shellfishing equipment will be stored on the premises.



- SITE DATA**
- OWNER:** Gordon Walter S. & Charmie, 7831 Denton Avenue, Baltimore, Maryland 21219, 410-388-1798
  - DEED REF:** 5333/072
  - SUBDIVISION PLAT:** Oleary Plat WPC 7, Part 2-140
  - SITE AREA:** 13.525 S.F. (0.315 Ac.)
  - TAX MAP:** 115
  - TAX ACCOUNT NUMBER:** 1503770170
  - ZONING MAP NUMBER:** SE-9-I
  - EXISTING ZONING:** DR 5.5
  - ELECTION DISTRICT:** 15
  - COUNCILMANIC DISTRICTS:** 7th
  - Impervious Area Computations:**

Impervious Area:	
Wooden Sheds	120 S.F.
Walks	240 S.F.
House	1,540 S.F.
Driveway	875 S.F.
<b>Impervious Area Permitted =</b>	<b>25%</b>

**Bafitis & Associates, Inc.**  
William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
1249 Englebert Rd. Baltimore, MD 21220  
410-391-2336

**PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION**

**FOR # 7831 DENTON AVENUE**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

**SCALE:**  
1"=20'

JOB ORDER NO. 94C41

DATE NOV. 7, 1995

**SHEET 1 OF 1**

NO.	REVISIONS	DATE
1	Added Future 40' Road R/W	2-23-96